



GAIL FARBER, Director

## COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331

<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

July 14, 2015

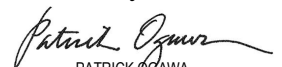
The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

23 July 14, 2015

  
PATRICK O'QUINN  
ACTING EXECUTIVE OFFICER

**CONSTRUCTION CONTRACT  
PATHFINDER PARK LIGHTING AND GENERAL IMPROVEMENTS PROJECT  
UNINCORPORATED ROWLAND HEIGHTS  
CATEGORICAL EXEMPTION  
ESTABLISH CAPITAL PROJECT AND APPROVE PROJECT BUDGET  
SPECS. 7302; CAPITAL PROJECT NO. 87286  
(FOURTH DISTRICT)  
(3 VOTES)**

### **SUBJECT**

Approval of the recommended actions will allow the Department of Public Works to proceed with design and construction of the Pathfinder Park Lighting and General Improvements project.

### **IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the Pathfinder Park Lighting and General Improvements project is exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the project.
2. Establish Capital Project No. 87286 for the Pathfinder Park Lighting and General Improvements project, with a \$1,312,000 total project budget.
3. Authorize the Director of Public Works or her designee to deliver the project using a Board-approved Job Order Contract.
4. Delegate authority to the Director of Public Works or her designee to execute any easements,

permits, and utility connection agreements necessary for the completion of the project, provided costs that are related to these easements, permits, and agreements do not cause the project to exceed the approved project budget.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will find that the proposed project is categorically exempt from the California Environmental Quality Act, approve the project and project budget, and authorize the Department of Public Works to complete the design of the improvements, and deliver the project using a Board-approved Public Works Job Order Contract. Pathfinder Park is located at 18150 Pathfinder Road in unincorporated Rowland Heights.

In June 2014 the Chief Executive Office requested Public Works to perform an assessment of the parking lot at Pathfinder Park to determine the cause of the damage to the asphalt in the parking lot. The assessment found that damage to the asphalt in the parking lot was caused by uplift from the roots of trees planted around the parking lot. In addition, the report found various Americans with Disabilities Act deficiencies, including path of travel, as well as security/safety deficiencies due to insufficient lighting in the parking lot resulting from non-working light standards.

The proposed project will address these deficiencies by removing and replacing the asphalt; trimming/cutting the roots impacting the parking lot and installing root barriers to prevent future damage; removing and replacing one tree, which is in poor health and poses a safety concern due to an increased risk of falling; addressing Americans with Disabilities Act deficiencies including path of travel; and repairing the light standards to provide sufficient lighting in the parking lot. Design will be carried out through Board-approved as-needed architectural engineering design services agreement. Following completion of the construction documents and jurisdictional approvals, the refurbishment work will be completed using a Board-approved Job Order Contract.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) by maximizing the effectiveness of process, structure, and operations to support timely delivery of customer-oriented and efficient public services. It also directs that we ensure Fiscal Sustainability (Goal 2) by strengthening and enhancing the County's capacity to sustain essential County services through proactive and prudent fiscal policies and stewardship. Lastly, it directs us to provide Integrated Services Delivery (Goal 3) by maximizing opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services. The project helps to achieve these goals by repairing the parking lot at Pathfinder Park, which will keep the park open and accessible to the public.

### **FISCAL IMPACT/FINANCING**

The total project cost estimate is \$1,312,000, which includes plans and specifications, jurisdictional approvals, construction, change orders, Civic Art, consultant services, and County services.

There is sufficient funding in the Fiscal Year 2015-16 Capital Projects/Refurbishments Budget, under Capital Project No. 87286, to fully fund the project. The project is funded with prior year net County cost.

The Project Schedule and Budget Summary are included in Attachment A.

### Operating Budget

Parks and Recreation will work with the Chief Executive Office to determine the appropriate level of funding and request the one-time and ongoing funds in Parks and Recreation's new facilities budget request.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The contracts contain terms and conditions supporting the Board's ordinances and policies, including, but not limited to: County Code Chapter 2.200, Child Support Compliance Program; County Code Chapter 2.202, Contractor Responsibility and Debarment; County Code Chapter 2.203, Contractor Employee Jury Service Program; County Code Chapter 2.206, Defaulted Property Tax Reduction Program; Board Policy 5.050, County's Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) programs; Board Policy 5.060, Reporting of Improper Solicitations; Board Policy 5.110, Contract Language to Assist in Placement of Displaced County Workers; and Board Policy 5.135, Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law). The proposed supplemental agreements will be approved as to form by County Counsel.

As required by the Board, language has been incorporated into the project contract documents stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, that they may be eligible for the Federal Earned Income Credit under the Federal Income Tax Law (Federal Income Tax Law, Internal Revenue Service Notice 1015).

As required by the Board, the proposed project cost includes 1 percent of design and construction costs to be allocated to the Civic Art Fund per the Board's Civic Art Policy revised on December 15, 2009.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed project is categorically exempt from the California Environmental Quality Act. The project consists of removal and replacement of the existing asphalt parking lot, trimming and cutting tree roots, which are impacting the parking lot, replacement of a tree which is in poor condition, addressing Americans with Disabilities Act deficiencies and repair to existing light standards involves negligible or no expansion of existing use and is, therefore, within certain classes of project that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15301(c), (d), (f) and (h), and Section 15302(c) of the State CEQA guidelines, and Class 1 (c), (j), and (x)(2) and (14), and Class 2 (a) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project records.

Upon the Board's approval of the proposed project, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 16052 of the CEQA Guidelines.

### **CONTRACTING PROCESS**

The Honorable Board of Supervisors

7/14/2015

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Design of the project will be carried out through Public Works' Board-approved, as-needed A/E design services agreements. Construction will be carried out through a Public Works' Board-approved Job Order Contract.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

We anticipate the temporary closure of portions of the parking lot during construction. The project will be phased so as to minimize impacts.

**CONCLUSION**

Please return one adopted copy of this letter to the Department of Public Works, Project Management Division II.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The script is cursive and fluid.

GAIL FARBER

Director

GF:JFK:ec

Enclosures

c: Arts Commission  
Auditor-Controller  
Chief Executive Office (Rochelle Goff)  
County Counsel  
Executive Office  
Department of Parks and Recreation  
Department of Public Social Services  
(GAIN/GROW Program)

July 14, 2015

**ENCLOSURE A**

**CONSTRUCTION CONTRACT  
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**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Assessment	05/08/2015*
Design Construction Documents Jurisdictional Approvals	12/02/2015 03/30/2016
Construction Bid and Award	06/08/2016
Construction Substantial Completion Project Acceptance	11/21/2016 01/05/2017

\* Indicates completed activity.

## II. PROJECT BUDGET SUMMARY

Budget Category	Project Budget
Land Acquisition	\$ 0
Construction	
Job Order Contract	\$ 737,000
Change Orders (15%)	\$ 110,000
Gordian Group	\$ 21,000
Civic Arts	\$ 9,000
<b>Subtotal</b>	<b>\$ 877,000</b>
Programming / Development / Assessment	\$ 0
Plans and Specifications	
Plans and Specifications	\$ 145,000
<b>Subtotal</b>	<b>\$ 145,000</b>
Consultant Services	
Deputy Inspection	\$ 10,000
Geotech/Soils Report	\$ 10,000
Topographic Surveys	\$ 5,000
Cost Estimating	\$ 10,000
<b>Subtotal</b>	<b>\$ 35,000</b>
Jurisdictional Review/Plan Check/Permit	
Building and Safety Plan Check	\$ 10,000
<b>Subtotal</b>	<b>\$ 10,000</b>
County Services	
Code Compliance and Quality Control	\$ 35,000
Inspections	
Project Management	\$ 166,000
Secretarial	\$ 4,000
Document Control	\$ 4,000
Technical Support	\$ 20,000
Contract Recovery	\$ 6,000
Office of Countywide Compliance	\$ 10,000
<b>Subtotal</b>	<b>\$ 245,000</b>
<b>Total</b>	<b>\$ 1,312,000</b>